



# NOLAND FASHION SQUARE

Retail Space For Lease | Immediate Occupancy  
40 Highway & Noland Road, Independence, Missouri



**LEASE RATE: \$4.75-\$15.00/SF NNN**

**960 SF- 127,458 +/- SF RETAIL SPACES AVAILABLE**

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,130	66,395	159,850
Avg. Household Income	\$84,602	\$86,215	\$86,656

[CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

- Join Olive Garden, America's Best Contacts & Eye Glasses, Pancho's Mexican Restaurant, and more
- Other nearby tenants include Starbucks, HyVee, Furniture Deals, Old Time Pottery, and many more
- Pad sites available for sale, lease, or build-to-suit
- 300,000 SF center seeking anchor, junior anchor, and small shop tenants
- Established population base + regional draw location
- Intersection carries over 60,000 cars per day

For More Information Contact: *Exclusive Agents*  
MAX KOSOGLAD | 816.412.7363 | [mkosoglad@blockandco.com](mailto:mkosoglad@blockandco.com)  
DAVID BLOCK | 816.412.7400 | [dblock@blockandco.com](mailto:dblock@blockandco.com)

For More Information Contact: *Exclusive Agents*  
ALEX BLOCK | 816.412.7373 | [ablock@blockandco.com](mailto:ablock@blockandco.com)  
JOSH ROTHSCHILD | 816.412.7348 | [jrothschild@blockandco.com](mailto:jrothschild@blockandco.com)



## SITE PLAN



### BUILDING 1 (maximum contiguous available = 82,520 SF)

#	Address	Tenant	SF	\$/SF
1	13500-A E. US 40 Highway	AVAILABLE	76,520 SF	\$4.75/SF
2	13500-B E. US 40 Highway	AVAILABLE	2,000 SF	\$8/SF
3	13500-C E. US 40 Highway	AVAILABLE	4,000 SF	\$8/SF

### BUILDING 2 (maximum contiguous available = 50,737 SF)

#	Address	Tenant	SF	\$/SF
4	13520-A E. US 40 Highway	AVAILABLE	6,162 SF	\$9/SF
5	13520-E E. US 40 Highway	AVAILABLE	6,438 SF	\$9/SF
6	13520-I E. US 40 Highway	AVAILABLE	1,500 SF	\$9/SF
7	13520-J E. US 40 Highway	AVAILABLE	1,270 SF	\$9/SF
8	13520-K E. US 40 Highway	AVAILABLE	960 SF	\$9/SF
9	13520 E. US 40 Highway	AVAILABLE	26,407 SF	\$9/SF
10	13500-O E. US 40 Highway	AVAILABLE	8,000 SF	\$9/SF

### BUILDING 3 (maximum contiguous available = 127,458 SF)

#	Address	Tenant	SF	\$/SF
11	13720-A E. US 40 Highway	AVAILABLE	24,750 SF	\$6.50/SF
12	13720-B E. US 40 Highway	AVAILABLE	2,850 SF	\$8/SF
13	13720-C E. US 40 Highway	AVAILABLE	8,850 SF	\$8/SF
14-15	13720-F&G E. US 40 Highway	AVAILABLE	4,000 SF	\$8/SF
16	13720-J E. US 40 Highway	AVAILABLE	10,000 SF	\$8/SF
17	13720-M E. US 40 Highway	AVAILABLE	5,020 SF	\$8/SF
18	13720-P E. US 40 Highway	AVAILABLE	9,748 SF	\$8/SF
19	13920-B E. US 40 Highway	AVAILABLE	18,844 SF	\$6/SF
20	13920 E. US 40 Highway	AVAILABLE	43,396 SF	\$5/SF

### BUILDING 4 (maximum contiguous available = 3,908 SF)

#	Address	Tenant	SF	\$/SF
21	4600-A&B Noland Road	AVAILABLE	3,908 SF	
22	4600-C Noland Road	Imagine Dental	4,000 SF	

### BUILDING 5 (maximum contiguous available = 2,464 SF)

#	Address	Tenant	SF	\$/SF
23	13900 E. US 40 Highway	AVAILABLE	2,464 SF	
24	13900-A E. US 40 Highway	America's Best	3,768 SF	
25	13900-B E. US 40 Highway	Hollywood Nails	1,000 SF	

### BUILDING 6 (maximum contiguous available = 4,006 SF)

#	Address	Tenant	SF	\$/SF
26	13700-A E. US 40 Highway	Frank's Firearms	1,472 SF	\$12/SF
27	13700-B E. US 40 Highway	Check 'N Go	1,690 SF	
28	13700-C. US 40 Highway	AVAILABLE	1,472 SF	\$12/SF
29	13700-D E. US 40 Highway	AVAILABLE	1,472 SF	\$10/SF
30	13700-E E. US 40 Highway	AVAILABLE	1,162 SF	\$10/SF
31	13700-F E. US 40 Highway	1103 Gallery	1,472 SF	

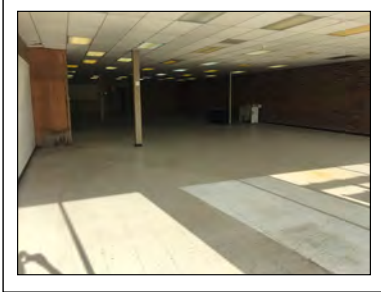


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Redevelopment Underway | Retail Space For Lease  
40 Highway & Noland Road, Independence, Missouri

960-127,458 +/- SF  
RETAIL ANCHOR  
SPACE FOR LEASE

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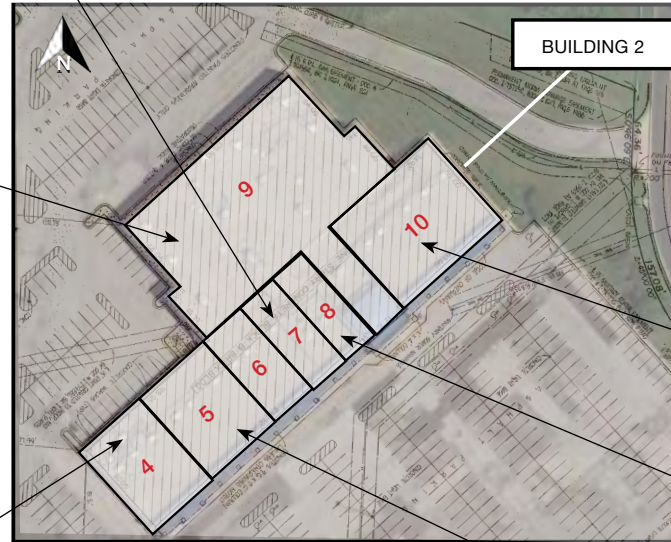
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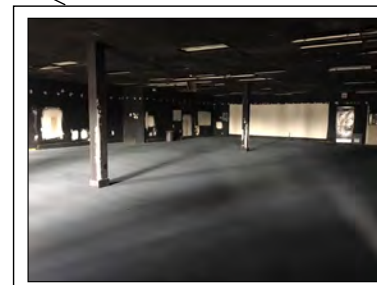
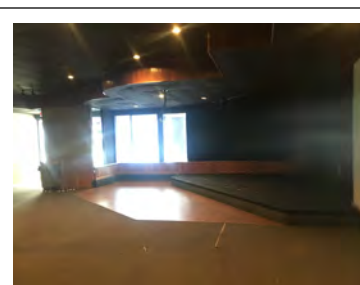
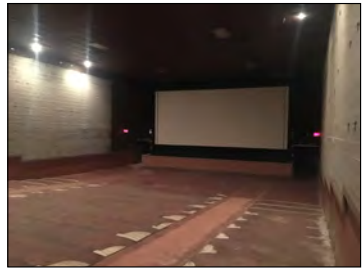
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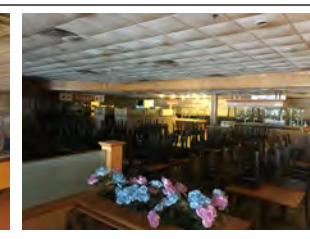
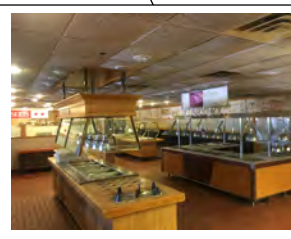
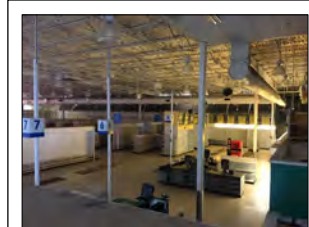
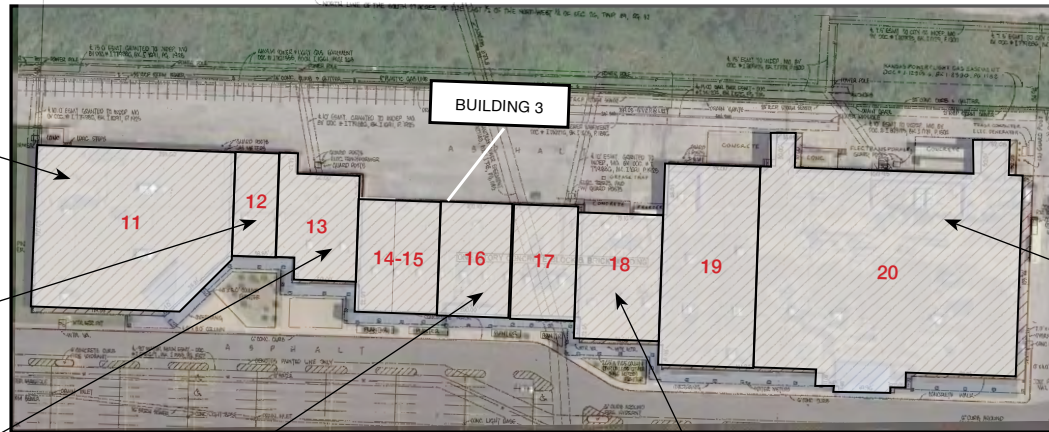
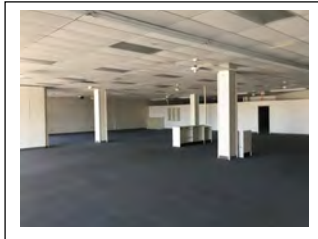
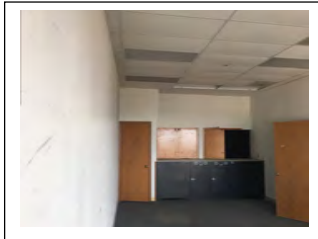
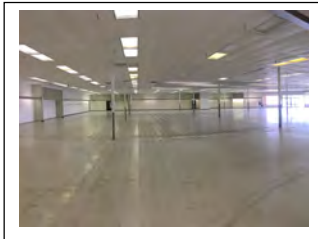
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## BUILDING 3

BUILDING 3 (contiguous spaces = 127,458 SF)

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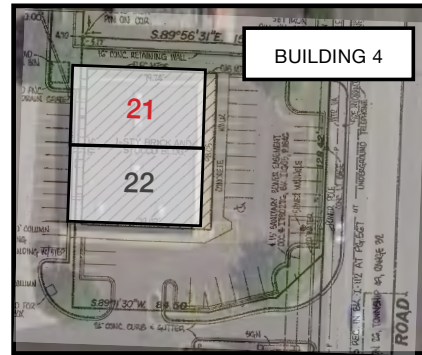
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## BUILDING 4

BUILDING 4 (Fully Occupied)

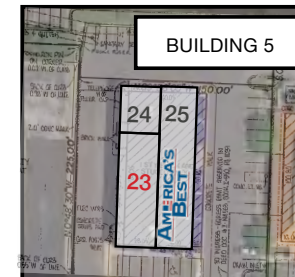
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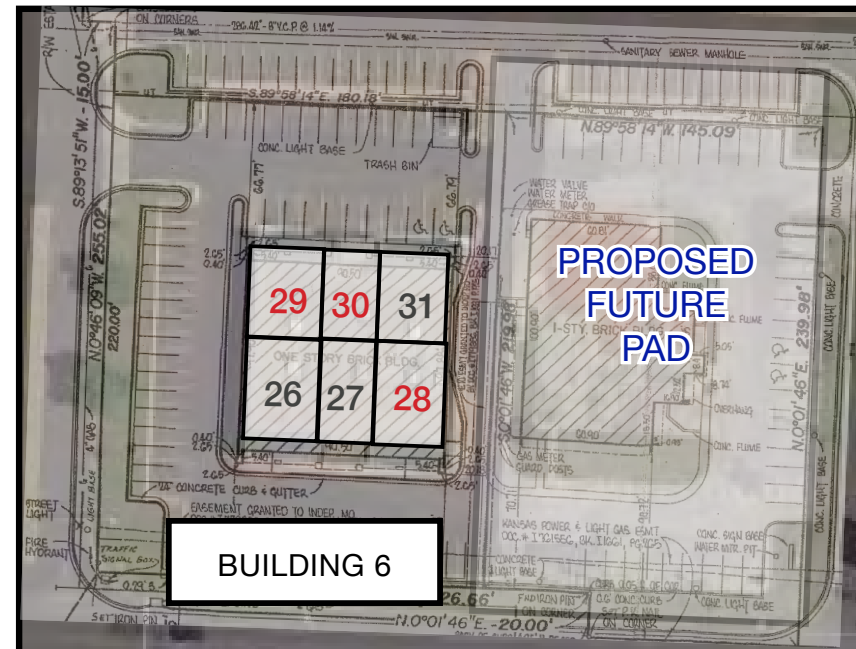
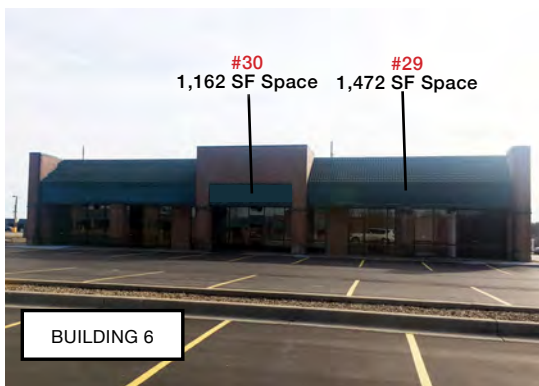
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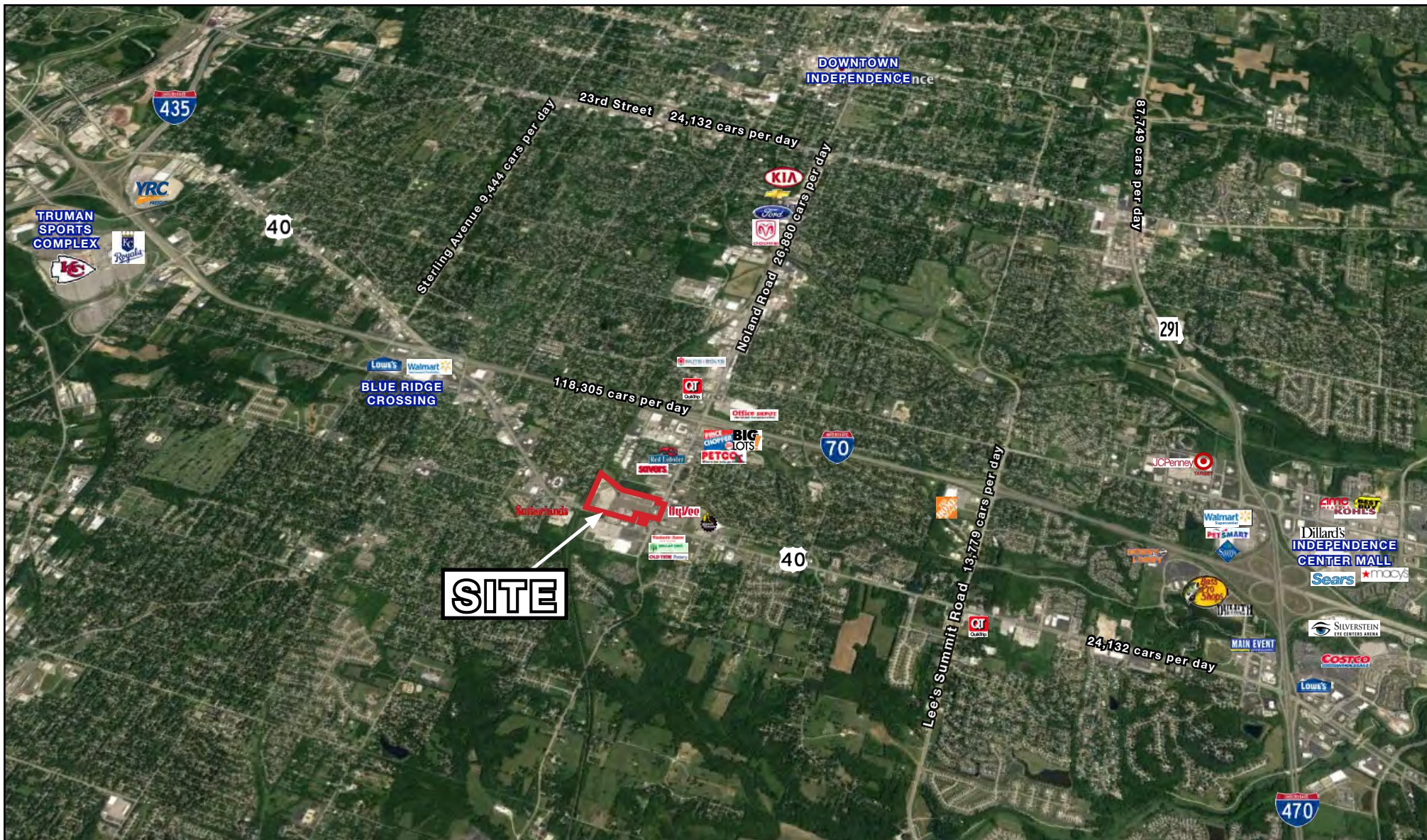


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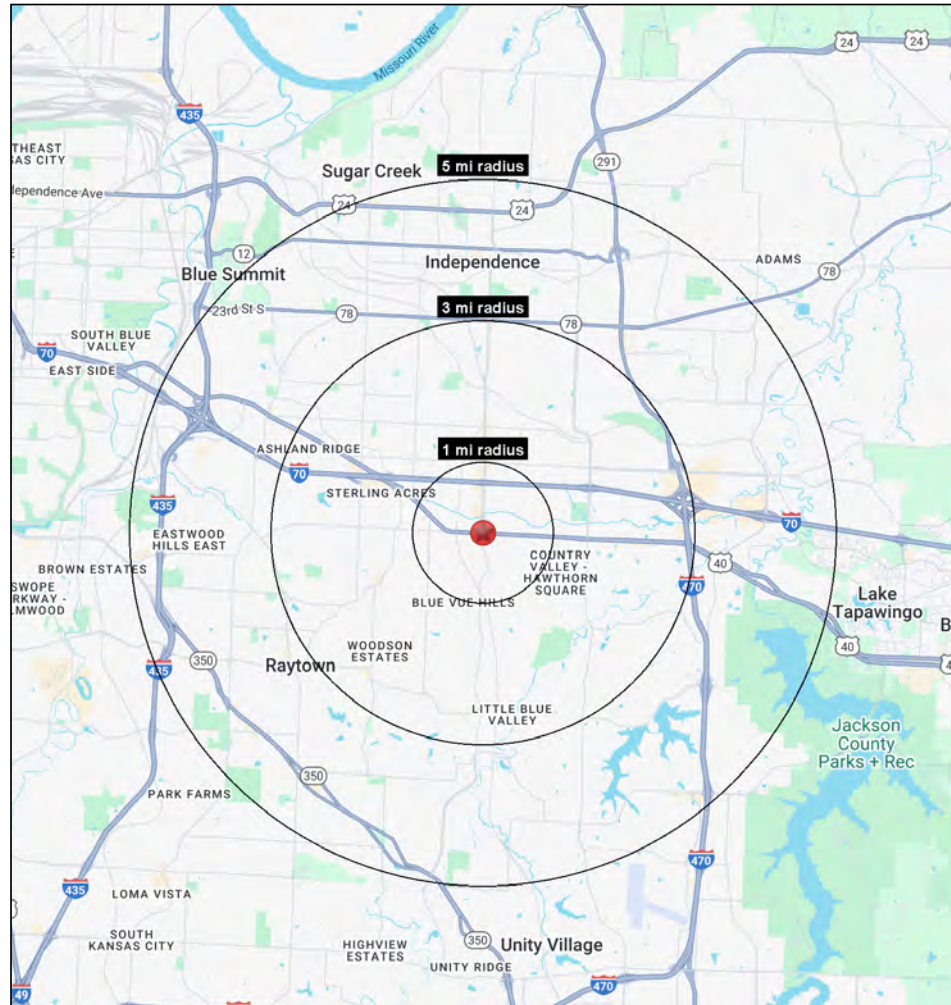
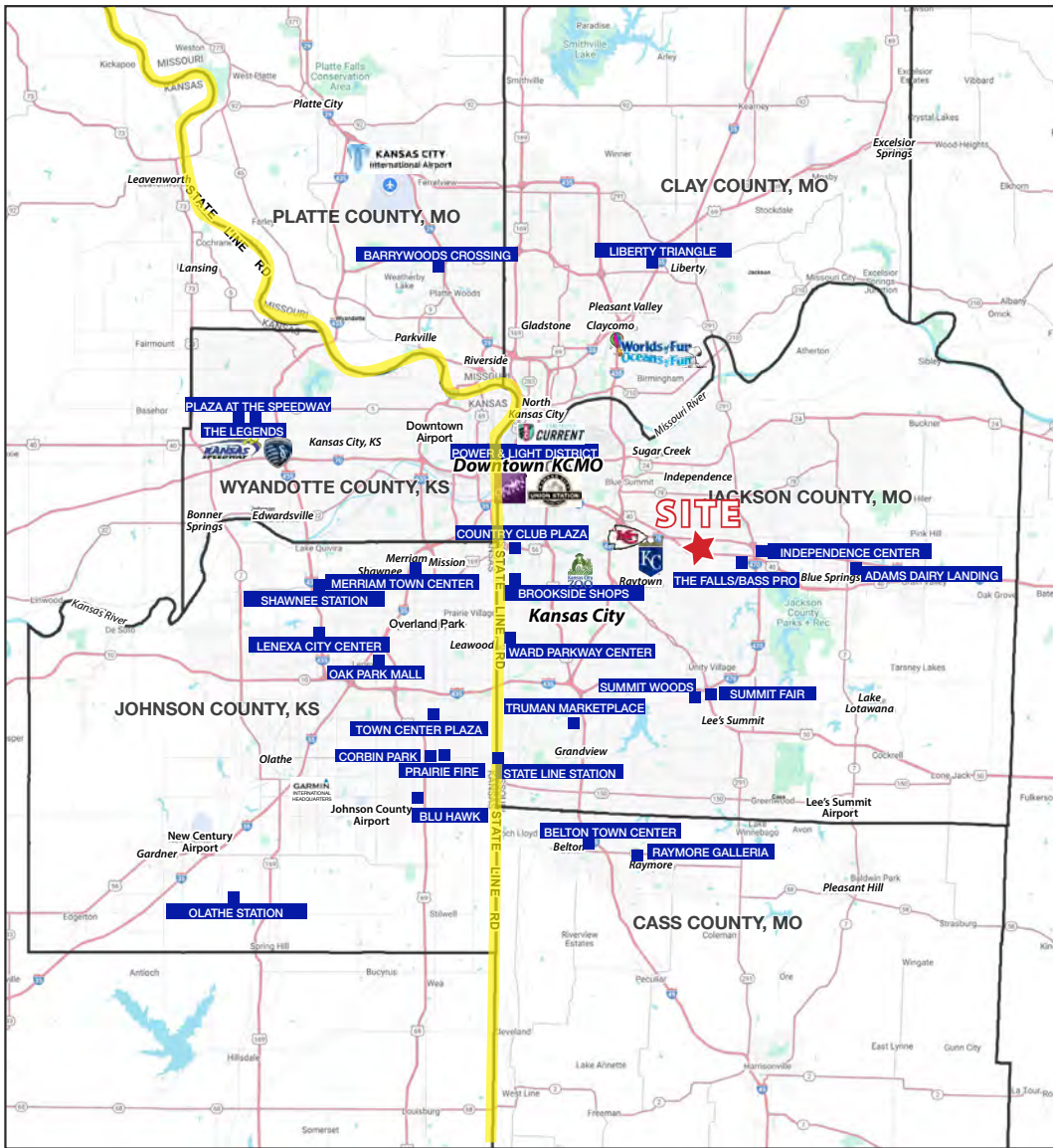




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40 Highway & Noland Road Independence, MO 64055	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	8,029	64,780	157,101
2030 Projected Population	7,912	63,581	155,989
2020 Census Population	8,210	66,891	159,220
2010 Census Population	7,676	63,306	152,078
Projected Annual Growth 2025 to 2030	-0.3%	-0.4%	-0.1%
Historical Annual Growth 2010 to 2025	0.3%	0.2%	0.2%
2025 Median Age	41.5	41.3	40.7
<b>Households</b>			
2025 Estimated Households	3,558	27,759	66,820
2030 Projected Households	3,529	27,441	66,778
2020 Census Households	3,640	28,656	67,338
2010 Census Households	3,375	27,075	63,817
Projected Annual Growth 2025 to 2030	-0.2%	-0.2%	-
Historical Annual Growth 2010 to 2025	0.4%	0.2%	0.3%
<b>Race and Ethnicity</b>			
2025 Estimated White	68.9%	69.1%	68.3%
2025 Estimated Black or African American	18.2%	17.6%	18.4%
2025 Estimated Asian or Pacific Islander	2.1%	1.9%	1.7%
2025 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
2025 Estimated Other Races	10.4%	10.9%	11.1%
2025 Estimated Hispanic	10.4%	10.9%	11.0%
<b>Income</b>			
2025 Estimated Average Household Income	\$94,138	\$88,909	\$88,115
2025 Estimated Median Household Income	\$69,349	\$70,670	\$69,212
2025 Estimated Per Capita Income	\$41,770	\$38,164	\$37,600
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	3.4%	1.9%	2.6%
2025 Estimated Some High School (Grade Level 9 to 11)	4.9%	4.8%	5.1%
2025 Estimated High School Graduate	30.2%	33.0%	32.7%
2025 Estimated Some College	21.5%	24.5%	24.3%
2025 Estimated Associates Degree Only	11.5%	9.9%	8.9%
2025 Estimated Bachelors Degree Only	18.0%	16.1%	16.5%
2025 Estimated Graduate Degree	10.5%	9.8%	9.8%
<b>Business</b>			
2025 Estimated Total Businesses	403	1,828	5,419
2025 Estimated Total Employees	2,864	13,517	49,845
2025 Estimated Employee Population per Business	7.1	7.4	9.2
2025 Estimated Residential Population per Business	19.9	35.4	29.0

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